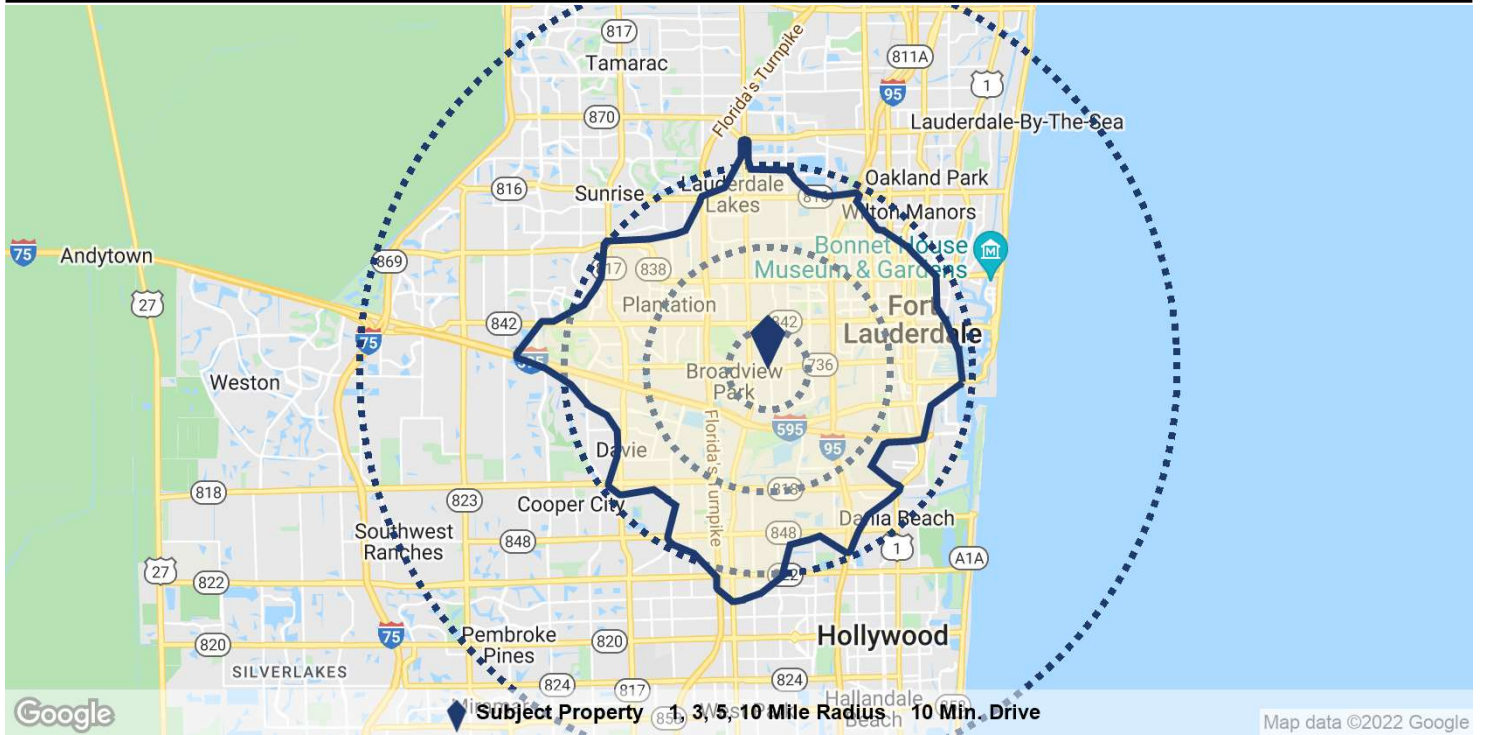


Subject Property

3543-3549 W Davie Blvd - Harvest Moon Plaza

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,731	116,518	384,910	1,338,671	323,439
5 Yr Growth	0%	1.4%	2.3%	2.7%	2.0%
Median Age	37	38	38	41	39
5 Yr Forecast	38	39	40	42	41
White / Black / Hispanic	50% / 45% / 35%	46% / 49% / 24%	48% / 47% / 21%	59% / 35% / 29%	47% / 47% / 22%
5 Yr Forecast	50% / 45% / 37%	45% / 49% / 26%	47% / 48% / 22%	58% / 36% / 31%	46% / 48% / 23%
Employment	4,972	52,247	268,469	697,714	158,356
Buying Power	\$322.9M	\$2.2B	\$8B	\$31.1B	\$6.8B
5 Yr Growth	1.5%	3.1%	4.5%	4.9%	3.4%
College Graduates	18.1%	22.9%	26.5%	28.3%	34.0%
Household					
Households	5,281	41,687	150,323	531,601	124,175
5 Yr Growth	-1.0%	1.0%	2.1%	2.5%	1.8%
Median Household Income	\$61,148	\$51,939	\$53,069	\$58,475	\$55,088
5 Yr Forecast	\$62,719	\$53,062	\$54,339	\$59,887	\$55,972
Average Household Income	\$77,804	\$72,719	\$75,124	\$81,260	\$77,655
5 Yr Forecast	\$79,742	\$74,284	\$76,924	\$83,309	\$78,903
% High Income (>\$75K)	37%	34%	35%	38%	36%
Housing					
Median Home Value	\$258,866	\$275,331	\$268,253	\$282,610	\$271,306
Median Year Built	1959	1966	1974	1976	1974
Owner / Renter Occupied	67% / 33%	58% / 42%	55% / 45%	64% / 36%	56% / 44%